

HENRICO COUNTY
PLANNING COMMISSION AGENDA
FOR
SUBDIVISIONS AND PLANS OF DEVELOPMENT

November 20, 2019

9:00 A.M.

SEE ADDENDUM



PLANNING COMMISSION

Gregory R. Baka, Chairperson (Tuckahoe)
C. W. Archer, C.P.C., Vice-Chairperson (Fairfield)
William M. Mackey, Jr. (Varina)
Melissa L. Thornton (Three Chopt)
Robert H. Witte, Jr. (Brookland)
Frank J. Thornton, Board of Supervisors Representative
R. Joseph Emerson, Jr., AICP, Director of Planning,
Secretary

**DEVELOPMENT REVIEW AND DESIGN
DIVISION – DEPARTMENT OF PLANNING**

Jean M. Moore, Assistant Director of Planning
Leslie A. News, PLA, Senior Principal Planner
Michael F. Kennedy, County Planner
Anthony R. Greulich, C.P.C., County Planner
Doug Cole, PLA, County Planner
Christina Goggin, AICP, County Planner
Aimee B. Crady, AICP, County Planner
Kate B. McMillion, County Planner
Salim Chishti, County Planner
Spencer Norman, County Planner
Cherie Wyatt, County Planner
Phillip Bariteau, County Planner
Edith Golden, GIS Specialist
Melissa S. Ferrante, Office Assistant/Recording
Secretary

WELCOME: @ 9:02

PLEDGE OF ALLEGIANCE:

RECOGNITION OF NEWS MEDIA: Channel 8

ROLL CALL: All present.

REQUEST FOR DEFERRALS AND WITHDRAWALS: Leslie News

EXPEDITED AGENDA: Leslie News

SUBDIVISION EXTENSIONS OF CONDITIONAL APPROVAL: Kate McMillion

EXTENSIONS - FOR INFORMATIONAL PURPOSES ONLY

Subdivision	Original No. of Lots	Remaining Lots	Previous Extensions	Magisterial District	Recommended Extension
SUB2017-00142 River Mill (November 2017 Plan)	233	205	1	Fairfield	December 6, 2023

TRANSFER OF APPROVAL

POD-80-79
POD2019-00364
Axselle Building at 5419
Lakeside Avenue (Formerly
Virginia Federal Savings and
Loan) – 5419 Lakeside
Avenue
APPROVED/EXPEDITED

Blake & Bane, Inc. for LAI #1, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from First Federal Savings and Loan Association of Richmond and Virginia Federal Savings and Loan Association to LAI #1, LLC. The 0.5-acre site is located on the southeastern corner of the intersection of Lakeside Avenue (State Route 161) and Dumbarton Road, on parcel 782-744-1798. The zoning is B-2, Business District. County water and sewer. **(Fairfield)**

The new owner accepts and agrees to be responsible for the continued compliance with the conditions of the original approval. The applicant has corrected all deficiencies identified in staff’s inspection report dated August 29, 2019, including pavement maintenance and markings, landscape and fence maintenance, and installation of stop signs.

The staff recommends approval of this transfer request.

(Staff Report by Aimee Crady)
(Applicant’s Representative: J.C. Bane, Jr.)

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2019-00391
Regency Residential Phase I
– Starling Drive

APPROVED

Kimley-Horn and Associates for Regency Acquisitions LLC, Regency Quioccasin Road, LC, Thalhimer Regency LC ET AL, and 1420 N Parham Road, LC: Request for approval of a plan of development and lighting plan, as required by Chapter 24, Section 24-106 of the Henrico County Code, to demolish a vacant three-story retail anchor building and construct a six-story, approximately 362,850-square foot apartment building with 320 residential units and six-level interior structured parking. The 4.4-acre portion of the overall 35.53-acre urban mixed use district is located on the eastern line of Starling Drive, approximately 475 feet south of Quioccasin Road, on part of parcels 752-744-6336, 752-743-9774, and 752-744-6664. The zoning is UMUC, Urban Mixed Use District (Conditional). County water and sewer. **(Tuckahoe)**

The first residential plan of development phase for consideration in the recently established Regency Urban Mixed Use (UMU) District is proposed to sit in place of the vacant Sears building, which will be demolished with this plan. With a total of 320 dwelling units proposed, the majority will consist of single and two-bedroom floor plans, with potential for a limited number of three-bedroom floor plans. Due to the unique physical characteristics of the site, the pad is split among two levels at the location of the existing retaining wall west of the Sears building, with the south end of the pad sitting approximately 17 feet below the north pad portion. Building height from finished grade to the highest feature ranges between approximately 64 and 72 feet. Building height up to 100 feet is permitted at this location on site. The project continues to be subject to and is found to be compliant with the conditions and pattern book for zoning cases REZ2019-00021 and PUP2019-00009, approved by the Board of Supervisors on August 13, 2019.

Included in the staff plan is an overall site layout detailing project phasing, which incorporates the standards of the Regency UMU streetscape design elements detailed in the UMU pattern book for the current site, in addition to those streetscape elements that will be installed with the second phase of residential development. All detailed plans for the future Phase 2 residential building will return for subsequent Planning Commission review and approval. At this time, the applicant proposes construction of a new access point along Starling Drive, which will most directly serve the parking deck entrance for this phase, featuring the traditional streetscape elements of the UMU zoning district and the approved pattern book. The applicant will also construct with this phase the streetscape improvements from the residential building northward along private street “B,” as shown on the plan, to provide pedestrian connectivity to Quioccasin Road north of the site. Right of way dedication will be provided with this phase along Starling Drive for streetscape improvements to be constructed with the Phase 2 residential building.

The landscape plan demonstrates streetscape trees and lower plantings along the private streets, and conceptually locates the future streetscape improvements for Phase 2. Adequate lighting levels meeting UMU requirements for illumination will be provided in interim phases by a combination of new LED fixtures installed on existing light poles, in addition to pedestrian scale fixtures newly located in other areas. As Phase 2 residential components are reviewed, lighting plans will be updated to ensure continuous illumination and will reflect a consistent streetscape in

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all areas, including the future redevelopment conceptually shown east of the Phase 1 residential building.

The finished building will include a combination of face brick, cementitious board and batten siding, cementitious panel siding, wood siding to tie in with the wood panel finishes implemented on other new buildings at Regency, and CMU. A social courtyard will open outwardly to the north, and an interior accessed pool courtyard will also be included.

The staff recommends approval subject to the annotations on the plans, the standard conditions for developments of this type, and the following additional conditions:

- 11B. Prior to the approval of an electrical permit application and installation of the site lighting equipment, a plan including light spread and intensity diagrams, and fixture specifications and mounting heights details shall be revised as annotated on the staff plan and included with the construction plans for final signature.
29. The right-of-way for widening of Starling Drive as shown on approved plans shall be dedicated to the County prior to any occupancy permits being issued. The right-of-way dedication plat and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
30. Outside storage shall not be permitted.
31. In order to maintain the effectiveness of the County's public safety radio communications system within buildings, the owner will install radio equipment that will allow for adequate radio coverage within the building, unless waived by the Director of Planning. Compliance with the County's emergency communication system shall be certified to the County by a communications consultant within ninety (90) days of obtaining a certificate of occupancy. The County will be permitted to perform communications testing in the building at anytime.
32. The proffers approved as a part of zoning cases REZ2019-00021 and PUP2019-00009 shall be incorporated in this approval.
33. A construction staging plan which includes details for traffic control, fire protection, stockpile locations, construction fencing and hours of construction shall be submitted for County review and prior to the approval of any final construction plans.
34. Evidence of a joint ingress/egress and maintenance agreement must be submitted to the Department of Planning and approved prior to issuance of a certificate of occupancy for this development.
35. The conceptual master plan, as submitted with this application, is for planning and information purposes only.
36. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junctions and accessory boxes, transformers, and generators) shall be identified on the landscape plan. All building mounted equipment shall be painted to match the building, and all equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.

(Staff Report by Aimee Crady)

(Applicant's Representative: David Ellington)

(Applicable Rezoning Cases and PUPS: REZ2019-00021 and PUP2019-00009)

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2019-00382

The Church of Jesus Christ
of Latter-Day Saints Temple
– 10915 Staples Mill Road

APPROVED

Austin Brockenbrough & Associates, LLC for The Church of Jesus Christ Latter-Day Saints: Request for approval of a plan of development and lighting plan, as required by Chapter 24, Section 24-106 of the Henrico County Code, to build a two-story, 40,531-square foot temple, a one-story 16,214-square foot meeting house, and a one-story 1,700-square foot grounds building. The 11.17-acre site is located at the southeastern corner of the intersection of Staples Mill Road (State Route 33) and Mountain Road, on parcels 762-769-1984, 762-770-2334, and 762-770-4127. The zoning is A-1, Agricultural District. County water and sewer. **(Brookland)**

This plan of development is for the construction of a temple, meeting house, maintenance shed and associated support structures. The project also proposes an intricate lighting and landscape plan incorporating various softscape and hardscape features, including fencing, surrounding the proposed structures.

The temple contains two levels and a mechanical level, with a 64-foot high dome and an approximately 165-foot high tower feature. The exterior of the building will predominantly consist of a cream stone with large glass windows and pre-finished aluminum architectural features. The roofline will be terraced and predominately flat. The architectural features including the dome and tower will be composed of metal roofing panels manufactured by Rheinzink.

The one-story meeting house will be predominately red brick with glass windows, EIFS and pre-cast concrete accents, and an aluminum front entrance. The pitched roof will consist of black asphalt shingles and contain a steeple that is approximately 67 feet in height.

The one-story maintenance shed will be predominately red brick with glass windows, an aluminum front entrance, pre-cast stone accents, and overhead sectional garage doors. The pitched roof will also consist of black asphalt shingles.

The proposed perimeter fencing around the temple will consist of a black six-foot ornamental picket style steel fence with black gates containing ornate finishes, cast steel finials, and concrete pillars.

The site lighting plan proposes several types of lantern style lighting, including bollard lighting approximately 42 inches in height, pedestrian lighting approximately 10 feet in height, and parking lot pole lighting approximately 20 feet in height. The plan maintains an average of one-footcandle throughout the site.

There will be two boulevard style entrances to the site, one from Staples Mill Road and one from Mountain Road.

Staff recommends approval of this request, subject to the annotations on the plans, the standard conditions for developments of this type, and the following additional conditions:

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- 11B. Prior to the approval of an electrical permit application and installation of the site lighting equipment, a plan including light spread and intensity diagrams, and fixture specifications and mounting heights details shall be revised as annotated on the staff plan and included with the construction plans for final signature.
29. The entrances and drainage facilities on State Route 33 shall be approved by the Virginia Department of Transportation and the County.
30. A notice of completion form, certifying that the requirements of the Virginia Department of Transportation entrances permit have been completed, shall be submitted to the Department of Planning prior to any occupancy permits being issued.
31. A concrete sidewalk meeting VDOT standards shall be provided along the eastern side of Staples Mill Road.
32. A concrete sidewalk meeting County standards shall be provided along the southern side of Mountain Road.
33. The right-of-way for widening of Mountain Road as shown on approved plans shall be dedicated to the County prior to any occupancy permits being issued. The right-of-way dedication plat and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
34. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
35. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Virginia Department of Transportation maintained right-of-way. The elevations will be set by the contractor and approved by the Virginia Department of Transportation.
36. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.
37. Except for junction boxes, meters, and existing overhead utility lines, and for technical or environmental reasons, all utility lines shall be underground.

(Staff Report by Tony Greulich)

(Applicant's Representative: Jonathan Pickral)

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2019-00402
Parham & Broad LLC Auto
Display/Storage Facility –
7834 East Parham Road

**DEFERRED TO
DECEMBER 11, 2019**

RKK for Holly Brook Inc. and Parham & Broad LLC:
Request for approval of a plan of development and lighting plan, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a vehicle display lot on a site with an existing ATM. The 2.05-acre site is located at the northeastern corner of the intersection of West Broad Street (U.S. Route 250) and East Parham Road, on parcel 762-754-3266 and part of parcel 762-755-1612. The zoning is B-3C, Business District (Conditional). County water and sewer. **(Brookland)**

The applicant proposes a 134-space vehicle display lot with an existing ATM at the intersection of East Parham Road and West Broad Street (U.S. Route 250). The parcel was rezoned by the Board of Supervisors with case REZ2018-00031 on October 8, 2018, and an existing gas station and car wash has recently been demolished on the site. The plan proposes use of the existing access point on East Parham Road, and to use the existing Pearson Jeep access on West Broad Street, closing the demolished gas station's entrance. Due to an existing lease, the ATM will continue to operate in the parking lot. A new sidewalk will be provided along West Broad Street (U.S. Route 250), from the sidewalk on East Parham Road to the existing West Broad Street entrance.

The applicant is fencing the front and side yards of the parking lot as shown on the plan with a 3.5-foot-tall wrought-iron style scalloped top fence. A 25-foot parking lot setback is required along West Broad Street, and a minimum eight-foot setback in accordance with the previous site layout is provided along East Parham Road. Vehicle display is not permitted within the setbacks, but a vehicle display area is proposed at the intersection outside of the setbacks.

A lighting plan was also submitted for Planning Commission review and approval. The proffers limit the freestanding lights to 25 feet in height and limit the footcandle levels to 0.5 at the property line. The lighting submitted meets the footcandle proffer, but the light height is shown at 26.5 feet which exceeds the proffered height. A revised lighting plan has been requested.

As of the preparation of the agenda, the Department of Public Works Traffic and Engineering Divisions cannot recommend approval of the plan as submitted. Traffic is requiring a right turn lane for the existing West Broad Street (U.S. Route 250) entrance and the applicant has requested a waiver from Public Works. Additionally, Traffic does not concur with the current right-of-way dimensions shown in the plans. Engineering needs a revised stormwater management plan that conforms to County policies regarding watershed boundaries, channel and flood protection, and 50/10 calculations.

The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the standard conditions for developments of this type, the following additional conditions are recommended:

- 11B. Prior to the approval of an electrical permit application and installation of the site lighting equipment, a plan including light spread and intensity diagrams, and fixture specifications and mounting heights details shall be revised as annotated on the staff plan and included with the construction plans for final signature.

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29. The right-of-way for widening of West Broad Street (U.S. Route 250) as shown on approved plans shall be dedicated to the County prior to any occupancy permits being issued. The right-of-way dedication plat and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
30. The entrances and drainage facilities on West Broad Street (U.S. Route 250) shall be approved by the Virginia Department of Transportation and the County.
31. A notice of completion form, certifying that the requirements of the Virginia Department of Transportation entrances permit have been completed, shall be submitted to the Department of Planning prior to any occupancy permits being issued.
32. A concrete sidewalk meeting VDOT standards shall be provided along the eastern side of West Broad Street (U.S. Route 250).
33. The proffers approved as a part of zoning case REZ2018-00031, C-100C-86, and C-55C-00 shall be incorporated in this approval.
34. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
35. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Virginia Department of Transportation maintained right-of-way. The elevations will be set by the contractor and approved by the Virginia Department of Transportation.
36. Evidence of a joint ingress/egress and maintenance agreement must be submitted to the Department of Planning and approved prior to issuance of a certificate of occupancy for this development.

(Staff Report by Christina Goggin)

(Applicant's Representative: William A. Johns)

(Applicable Rezoning Cases and PUPS: REZ2018-00031, C-100C-86, and C-55C-00)

APPROVAL OF MINUTES: October 23, 2019 Minutes **APPROVED**

ADJOURN @ 9:55

**PLANNING COMMISSION
AGENDA FOR
SUBDIVISIONS AND PLANS OF DEVELOPMENT
November 20, 2019**

ADDENDUM

There are no addendum items this month.